

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 18, 1972

Application No. 11115 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 1, 1972, is AMENDED to delete parts of this Order.

EFFECTIVE DATE OF ORDER - March 20, 1973

ORDERED:

All facts and opinion of the previous Order remain the same, with the exception of the paragraph under the word "Ordered" and part of item "b", they should read as follows:

That the application for permission to continue parking lot as an interim use under the Master Plan, located at 700-11 23rd Street and 2301-11 G Street, N. W., Lots 841, 833, Square 42, be GRANTED with the condition that it is to be used by students and faculty only. Landscaping plans are to be approved by the Department of Highways and Traffic.

Use of the lot shall be restricted to private automobiles of students and faculty only.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 18, 1972

Application No. 11115 - George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER - January 5, 1973

ORDERED:

That the application for permission to continue parking lot as an interim use under the Master Plan, located at 700-11 23rd Street and 2301-11 G Street, N.W., lots 841, 833, Square 42, be GRANTED with the condition that it is to be used by students and faculty only. All parking lots limited to private automobiles, no trucks, and that landscaping plans are to be approved by the Department of Highways and Traffic.

FINDINGS OF FACT:

1. Subject property is located in an R-5-C District which is defined by the Zoning Regulations as an area of general residence of medium density.
2. Present use of the property is for a parking lot which was approved under BZA Order No. 9130-31. It is proposed that lot number 833 will be utilized by the University by assignment of lease from Parking Management, Inc.
3. Pursuant to Section 3101.46 the Board, in its discretion, may permit an academic institution of higher learning to utilize its land or improved property with any use which the Board may determine is a proper college function. With the additional test being that such use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.
4. It is the applicant's intent that the continuation of a parking lot at the above location will help reduce the present delinquency in university parking.

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5. It is the applicant's assertion that this parking lot is essential in order to reach and maintain the spaces approved by the Board in the 1970 Master Plan.

6. The lot has a capacity of 136 small cars or 95 large cars, and persons are charged for its use.

7. This lot will be restricted to students who will pay one dollar for a parking period.

8. Opposition was voiced at the public hearing by the Dupont Circle Citizens Association.

OPINION:

This is an application for the continued use of a parking lot on the premises of George Washington University. The National Capital Planning Commission and other related agencies have submitted favorable approval approval for the application but such grant is to be limited to a period not to exceed three (3) years from approval by this Board.

We are satisfied that the Zoning Regulations have been served and grant the application conditionally for a period of three (3) years.

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

✓ a. Approval is granted for a period not to exceed three (3) years,, for student and faculty parking.

b. Use of the lot shall be restricted to private automobiles of students and faculty only. No commercial vehicles or trucks permitted.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot line or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. The landscaping plan is to be approved by the Department of Highways and Traffic.

h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

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